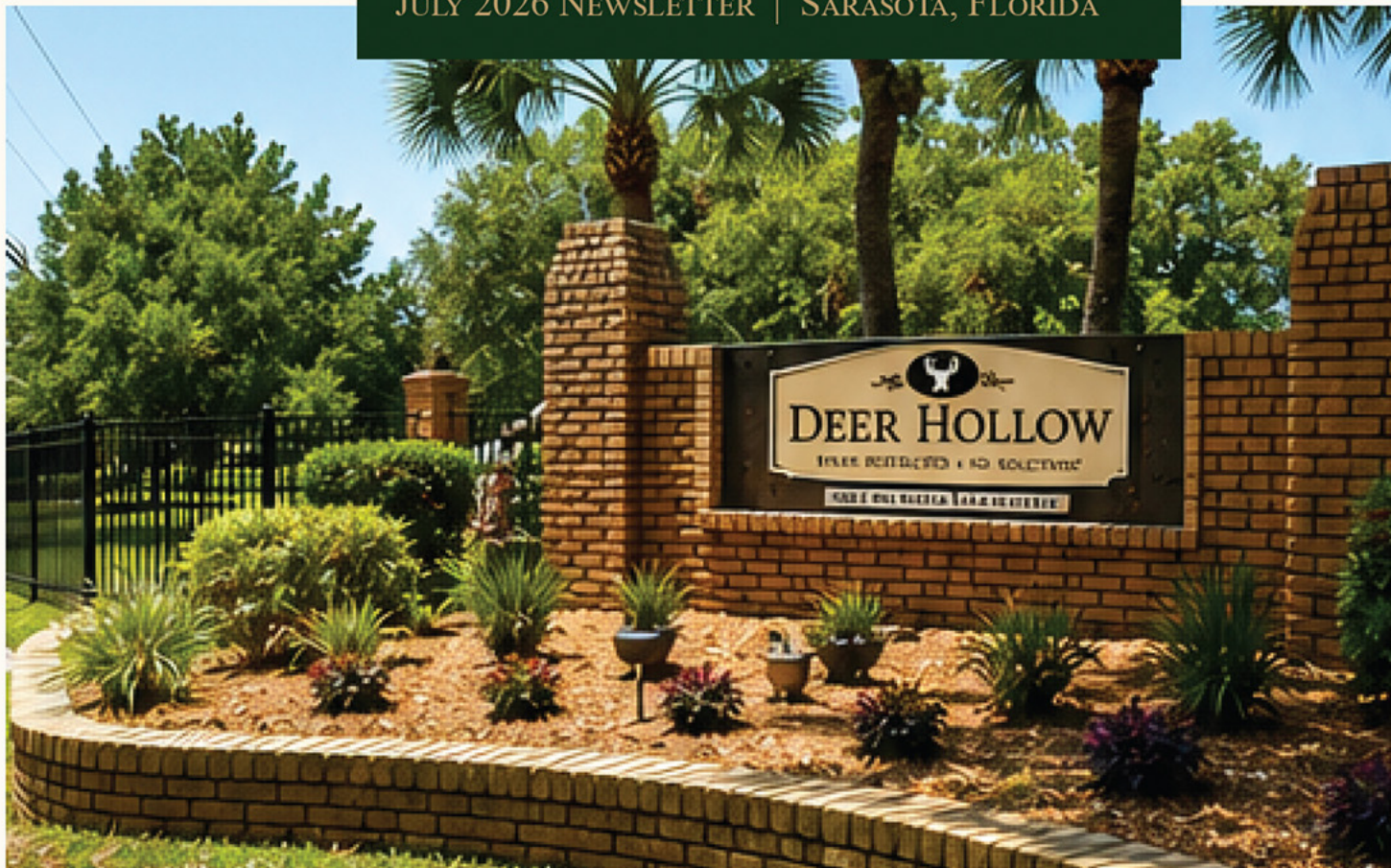




DEER HOLLOW

— HOMEOWNERS ASSOCIATION —

JULY 2026 NEWSLETTER | SARASOTA, FLORIDA



A beautiful community we are proud to call home.

HOA Contact Information: Melanie Treharne, York Management Company 941-371-4454



IMPORTANT DATES

First Monday of Every
Month, 6:30 pm in the Oasis
Room Restoration
Fellowship
5614 Richardson Road
Sarasota, FL 34232



OUR COMMUNITY

Thank you to all of our
residents for helping to keep
Deer Hollow a beautiful,
welcoming, and
well-maintained community.



STAY CONNECTED

Please check your email and
community bulletin boards for
important updates and
announcements, remember
to check the community
website as well at
MyDeerHollow.com



COMMUNITY REMINDERS

Thank you for doing your part to keep Deer Hollow
a beautiful and enjoyable place to live!



PARKING RULES

- ✓ **Park in your garage or driveway whenever possible.**
- ✓ **Do not block sidewalks, mailboxes, or driveways.**
This ensures safety and accessibility for all residents.
- ✓ **No commercial vehicles, RVs, boats, or trailers may be parked on the street or driveway.**
Please store these items out of view.
- ✓ **Guests and contractors should bpark responsibly and follow all rules.**
Remind your visitors and service providers of our community guidelines.
- ✓ **Violations may result in files.**
Thank you for your cooperation!



LANDSCAPING GUIDELINES

- ✓ **Keep your lawn healthy and well-maintained.**
Mow regularly, edge sidewalks and driveways, and keep all grass neatly trimmed.
- ✓ **Maintain trees and shrubs.**
Trim as needed to prevent overgrowth and ensure they do not obstruct views or sidewalks.
- ✓ **Remove weeds and debris.**
Keep flower beds and mulched areas, and the perimeter of your home free of weeds and debris.
- ✓ **No unapproved landscaping charges.**
Please submit a request to the board for any significant changes or additions to your landscaping.
- ✓ **Irrigate responsibly.**
Follow water restrictions and avoid overwatering.

Reminders for Our Villa Residents



PAINT COLORS

To maintain the cohesive appearance of The Villas, all exterior painting must match the community's approved color scheme. Any exterior color changes require Architectural Review Committee (ARC) approval before work begins.

APPROVED COLORS

Roof Color: Shakeswood

Stucco Body: Tahoe Tan, Florida Paint Code 420W (01/C-8, 1-4, L-20)

Trim: Cedar Trim, Florida Paint Code 420A (01/C-5Y, 13Y16, KX-3Y)

For paint matching or questions, residents may contact:

Florida Paints, Tony Edmondson, Store Manager

2444 Stickney Point Road, Sarasota, FL 34231

941-922-3305



PARKING

Please help keep our Villa streets safe and accessible for everyone by following these parking reminders:

- ✓ Please prioritize your vehicle parking to the driveway and garage.
- ✓ If you must park on the road, please be mindful of your neighbors, visibility and maneuverability.
- ✓ There should not be vehicles parked on both sides of the roadways at anytime.
- ✓ Vehicles parked on the road should be in the direction of traffic.
- ✓ All vehicles must have current vehicle registration, and be operable.



EXTERIOR MAINTENANCE

Please help maintain the beauty and value of The Villas by staying current on exterior maintenance.

- ✓ **Roofs:** Keep your roof clean and free of debris. Report any damage or leaks promptly.
- ✓ **Driveways:** Keep driveways clean and in good repair. Pressure washing is recommended periodically.

President's Corner

This July is the celebration of America's 250th birthday.

Remember the men and women that have given their lives to ensure our liberty. This anniversary should be about pride in being an American.

Larry
director.dhhoa@gmail.com

Deer Hollow Fining Fee Chart

Compliance is our goal, not collecting money.

(All fines are per day until compliance is met or until \$2,500.00 is reached , unless noted.)

ARC approval not obtained where indicated	\$100.00	Automatic	Article 5.12 - Structural Change/Article 17 - ARC
Boat parking illegally on driveway/street/etc.	\$100.00	1 Notice	Article 5.3 - Vehicles
Clutter on the side or in front of the house	\$100.00	1 Notice	Article 5.24 - Rubbish/ 6.3 Maintenance Of parcels
Garbage cans not picked up after time allotted	\$100.00	1 Notice	Article 5.30 - Garbage Containers
Grass clippings on side walk or street curb	\$100.00	1 Notice	Article 19.1.4 - Improved Property Maintenance
House Maintenance	\$100.00	1 Notice	Article 6.3 - Maintenance of parcels
Lawn Maintenance	\$100.00	1 Notice	Article 6.3 - Maintenance of parcels
Maintenance violation citation not corrected	\$100.00	1 Notice	Article 11 - Enforcement
Overgrown hedges	\$100.00	1 Notice	Article 5.16 - Fences
Parking on grass	\$100.00	1 Notice	Article 5.3 - Vehicles
Personal Property	\$100.00	1 Notice	Article 5.6 - Personal
Pets - Not picking up after dog - First offense	\$100.00	1 Notice	Article 5.2 - Animals
Pets - Not picking up after dog - all offenses afterwards	\$100.00	1 Notice	Article 5.2 - Animals
Pets running loose (No leash) in neighborhood - 2nd Offense	\$100.00	1 Notice	Article 5.2 - Animals
Signage unapproved	\$100.00	1 Notice	Article 5.4 - Signs
Trailers & RV's parked(ing) illegally on driveway/street/grass, etc.	\$100.00	1 Notice	Article 5.3 - Vehicles
Vehicles (non-operational)	\$100.00	1 Notice	Article 5.3 - Vehicles
Yard waste, etc., being deposited in common areas/preserves	\$100.00	1 Notice	Article 4.3.6 - Common Areas
Removal of any plants, items, etc., from common areas/preserves	\$100.00	1 Notice	Article 4.3.6 - Common Areas

Any other violations not specifically indicated above

FiningFeeChart8_7_23.xlsx

SERVICES DIRECTORY

LAWN SERVICE

Segura Landscaping 941-999-0234

TREE AND PALMS

Marin Tree Service 941-724-9955

941 Trees 941-225-9343

Joe's Trees 941-800-6839

POWER WASHING

Mullets Services 941-302-3405

Dennis Bunker 941-704-8838

Dan Wallen 941-356-0913

IRRIGATION REPAIRS

Wagler Irrigation 941-928-2737

Manasota Irrigation 941-792-6298

SCREEN REPAIRS

Wayne Wilson 941-366-6385

Mike Schooley 941-356-6609

Just Screens 941-713-2537

PLUMBING REPAIRS

Nautilus Plumbing 941-961-8486

A Note From Your Board

Thank you to all of our residents for helping to keep Deer Hollow a beautiful, welcoming, and well-maintained community. We appreciate your continued support and cooperation in following our community guidelines.

If you have any questions or ideas to help improve our neighborhood, we encourage you to reach out!

YARD OF THE MONTH

1020 DEER HOLLOW LANE WEST



DEER HOLLOW HOMEOWNERS' ASSOCIATION, INC.

Request for ARC Modification Approval

This request form is to be completed by the homeowner and submitted to the Architectural Review Committee (ARC) for approval BEFORE any work commences. Please print clearly and provide all information and include all items when submitting this form for review. If you do not hear back within 15 days, please call.

Submitted by _____ Date: _____

Owner's Name _____ Lot # _____

Address: _____

Contact Info: Phone # _____ Email: _____

Please put an X on the line next to the Modification Request you want to complete. Then, please explain what you want to do, when you want to do it in the explanation space below. Please include all sketches, proposals, specifications, etc., for the requested modification. The numbers in parentheses below are article numbers in the Governing Documents.

_____ Concrete Pad (backyard) (19.1.3.3) (Same as driveway)

_____ Driveway (19.1.3.3)

_____ Fencing (5.16) 4' or 6' Chain linked, wooden, wrought iron, or hedges, (Include a diagram of where installed.)

_____ Fence – Trash Bin (5.30) 4' or 6', solid wooden, vinyl, or hedges, (Include a diagram of where installed.)

_____ Garage – (19.3.2.2)

_____ Hurricane shutters (5.9)

_____ Paint (exterior) – www.mydeerhollow.com for approved paint colors (Color sample must accompany this form.)

_____ Parking pad or apron – (19.1.3.3)

_____ Roofing – (5.19) Color _____ Type _____ Wind Resistance _____ mph

_____ Utility Shed – (5.15) (Include a diagram of where installed.) Type _____

_____ Windows – (5.9)

_____ Other _____

EXPLANATION: _____

Please use the below information for any questions and remittance.

York Management, Inc - Melanie Treharne
5317 Fruitville Rd., #173, Sarasota, FL., 34232
941-371-4454 – melanie@yorkmarathon.net

Below this line for office use only.

Approved by _____

Signature _____ Date: _____